

ORDINANCE NO. 1305

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LODI
REPEALING SECTION 27-13 (b) OF THE LODI MUNICIPAL
CODE RELATING TO OFF-STREET PARKING REQUIREMENTS, AND
ADDING A NEW SECTION 27-13 (b) RELATING THERETO

BE IT ORDAINED BY THE LODI CITY COUNCIL:

SMITION 1. Section 27-13 (b) of the Lodi Municipal Code relating to off-street parking requirements (i.e., Section 27-13 (b) to but not including 27-13 (c) Height and Area, is hereby repealed and a new Section 27-13 (b) is hereby enacted, as follows:

Section - Purpose - The purpose of the parking regulations is to provide for adequate off-street parking for employees, customers, residents and visitors. The parking regulations are also designed to provide adequate ingress and egress, reduce traffic congestion and allow more efficient use of on-street parking.

Section - New Facilities and Additions to Existing Facilities
All buildings or structures which are constructed or moved onto a lot shall provide required off-street parking facilities. The parking requirements shall also apply to all additions made to existing buildings including increases in number of units, or in seating, or in floor area.

Section - Expansion of Existing Facilities with Non-Conforming Parking into Adjacent areas - New accessory buildings or enlargements of existing buildings into adjacent areas shall be permitted only when at least fifty percent of the parking requirements for the existing buildings are provided as required by this section and the complete parking requirement for the new building or enlargement is provided.

Section - Permanence of Parking - No portions of a required parking facility may be built upon with new structures or additions, or utilized for other purposes unless a substitute parking facility is provided that meets the requirements of this ordinance.

Parking facilities required by this section shall be paved with a minimum of two inches of asphalt concrete surfacing over compacted subgrade or equivalent and marked in the required number of stalls of ample size with adequate aisles in accordance with the Parking Design Standards as adopted by the City of Lodi Planning Commission.

Section - Interpretation of Requirements - Where unusual circumstances or hardships exist which make compliance with these requirements impossible, the applicant may apply to the Planning Commission for a Variance under provisions of Section 27-15 of the zoning Ordinance.

Section - Use of Residential Property for Commercial or Industrial Parking - The Planning Commission may grant, with a Use Permit, the use of any lot in any residential district, where such lot is adjacent to a Commercial or Industrial District, but to a maximum of one hundred feet therefrom, for off-street parking. The parking must be an accessory use to a permitted business or use and must be for the sole use of customers or employees' automobiles during normal business hours. No commercial use shall be conducted on the lot. All accessory parking lots shall be fully improved, screened and landscaped as prescribed by the Planning Commission. In the case of failure to improve or maintain such improvements, permission to use such lots for off-site parking may be revoked by the Planning Commission and building occupancy withheld until alternate parking facilities are provided.

SECTION - R M F ULTIMATE ACTIVITIES

whenever a single lot contains several different activities, the overall requirement for off-street parking and loading shall be the sum of the requirements for each such activity calculated separately.

Section -

Parking Requirements

Required parking for Industrial or Commercial is based on the type of use and must be located on the same lot as the activity served or within 100 feet of the lot served. Residential parking must be located on the same lot as the residential unit. When the parking requirement is based on the number of fixed seats, each 18 inches of pews or bench seats and each 24 inches of restaurant seating shall equal one seat. For non-fixed seating, the seating capacity shall be determined by the standards of the Uniform Building Code as adopted by the City of Lodi. In calculations, if a fraction of one-half ($\frac{1}{2}$) or more seat or space is obtained, one (1) additional seat or space shall be required.

<u>USE</u>	<u>SPACE REQUIRED</u>
1) Residential Single-family and duplex All zones	2 covered spaces per unit.
2) Three and four family dwelling R-LD Zone	$1\frac{1}{2}$ spaces per unit, $\frac{2}{3}$ covered.
3) Multiple-family R-GA Zone	$1\frac{1}{2}$ spaces per unit, $\frac{2}{3}$ covered.
4) Multiple-family R-MD and R-HD Zone	$1\frac{1}{2}$ spaces per unit. Covered spaces not required.
5) Mobilehome Park	2 spaces per unit. Covered spaces not required.
6) Lodginghouses or retirement homes	1 space per each. 2 sleeping rooms.
<u>PUBLIC & QUASI-PUBLIC</u>	
1) Playgrounds, parks stadiums, sports arenas	Prescribed by Planning Commission.
2) Public and private museums, libraries and similar non-assembly cultural centers	Prescribed by Planning Commission.
3) Churches, temples religious meeting halls, meeting halls lodge, and fraternal and similar assembly buildings	1 space for each 4 seats.
4) Public and private day care centers, nursery schools, elementary and elementary facilities	1 space for each faculty member & employee, plus adequate bus loading facilities.
5) Public and private high school	Prescribed by Planning Commission.
6) Hospital	2 spaces for each bed.

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| 7) Convalescent hospital,
nursing home, rest home
and similar use | 1 space for each 3 beds. |
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OFFICE

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| 1) Business and professional
including, but not limited
to, accountants, attorneys,
architects, insurance and
real estate | 1 space for each 250 square feet
of building. |
| 2) Medical, dental and other
health care offices | 1 space for each 200 square feet
of building. |

COMMERCIAL

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| 1) Automobile service and
repair | 1 space for each 500 square feet of
of building. |
| 2) Banks and Savings and
Loans | 1 space for each 300 square feet of
building. |
| 3) Barber and beauty shops | 1 space for each 250 square feet of
building. |
| 4) Convenience food store,
fruitstand, supermarket
or similar use | 1 space for each 250 square feet of
building. |
| 5) General Commercial and
retail sales | 1 space for each 500 square feet of
building. |
| 6) Motel, hotel, guest and
board house | 1 space for each room plus 1 space
for manager. |
| 7) Mortuary | 1 space for each 4 seats. |
| 8) Restaurants, bars, night-
clubs, and similar uses | 1 space for each 4 seats. |
| 9) Theaters | 1 space for each 4 seats. |
| 10) Bowling alley | 4 spaces per alley, plus parking
for accessory uses in accordance
with these standards. |
| 11) Game and Athletic Courts | 2 parking spaces for each court,
plus parking for accessory uses in
accordance with these standards. |

COMMERCIAL

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| 12) Swimming Pool | 1 space for each 150 square feet of
gross water surface area. |
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INDUSTRIAL

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| 1) Warehouse, industrial
and manufacturing | 1 space for each 750 square feet of
building, or 2 parking spaces for
every 3 employees in the largest
shift, whichever is greater. |
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SECTION - OFF-STREET LOADING AREAS

Commercial and Industrial uses shall provide off-street loading areas sufficient for its purpose. The loading areas shall be designed so that vehicles loading and unloading do not encroach on the public right-of-way or block on-site driveways and parking spaces.

Section - PARKING REQUIREMENTS FOR LAND USES NOT SPECIFIED

The parking requirements for Land Uses Not Specified by this Article shall be determined by the Planning Commission. Such determination shall be based upon the requirements for the most comparable use specified in these standards.

Section - HANDICAPPED PARKING

All parking facilities must comply with State of California Access Regulations (California Administrative Code, State Building Code, Title 24, 2-7102). These regulations require that parking facilities be designed to accommodate persons with mobility impairment who find it difficult or impossible to use standard parking spaces.

A summary of the handicapped parking regulations are available from the Lodi Community Development Department. Specific questions regarding the regulations should be directed to the City Building Department or the California Office of State Architect (OSA).

Section - BICYCLE PARKING RACKS

The City of Lodi is encouraging the use of bicycles as a means of transportation. All new building projects are encouraged to provide bicycle parking racks for customers and employees. For certain types of activities, the Community Development Department, the Planning Commission or the Site Plan and Architectural Review Committee (SPARC) may require bicycle parking racks.

Examples of uses requiring bicycle parking facilities are public buildings, parks, recreation facilities, schools, shopping center, fast-food restaurants, video arcades, skating rinks, medical complexes, convenience stores and movie theaters. Other uses may also require bicycle racks based on location and the nature of use. Bicycle racks should be conveniently located, provide protection from vehicle damage and theft and not obstruct pedestrian or vehicle movement.

Section 11. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 111. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation, printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 18th day of January, 1984

Evelyn Olson

EVELYN M. OLSON

Mayor

Attest :

Alice M. Reimhe
Alice M. Reimhe
City Clerk

I hereby certify that Resolution No. 1305 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 1, 1984 by the following vote:

Ayes: Council Members - Reid, Murphy, Pinkerton, Snider, and Olson (Mayor)

Noes: Council Members - None

Absent: Council Members - None *Alice M. Reimhe*
Alice M. Reimhe
City Clerk